

Staff Summary Report



City Council Meeting Date: 11/06/03

Agenda Item Number: 18

SUBJECT: This is the first public hearings for Crossroads Professional Village for an Amended General Plan of Development and a Final Plan of Development for medical offices at 2147 East Baseline Road.

DOCUMENT NAME: 20031106dsht01

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Hold the first public hearing for **CROSSROADS PROFESSIONAL VILLAGE** (UTAZ Development, property owner) #SGF-2003.85 for an Amended General Plan of Development consisting of a 76,141 s.f. (44,374 s.f. health club, 31,767 s.f. for medical office) on 8.0 net acres, and a Final Plan of Development for 31,767 s.f. of medical office space on 3.94 net acres, located at 2147 East Baseline Road, including the following:

Variances:

1. Reduce the minimum required side yard building setback, along the north side property line (Lot 3a) from 40 feet to 30 feet.
2. Reduce the minimum required side yard building setback, along the south property line (Lot 3a) from 40 feet to 24 feet.
3. Allow a portion of the required parking for Lot 3 to be provided in a non-contiguous lot (Lot 4)

PREPARED BY: Hector Tapia, Senior Planner (480-350-8586)

REVIEWED BY: Steve Venker, Planning & Zoning Manager (480-350-8920)

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff Approval
Planning Commission – Approval (7-0)

ADDITIONAL INFO: On July 10 2003, City Council approved an Amended General and Final Plan of Development for Crossroads Professional Village consisting of medical offices located at the southwest corner of Baseline Road and Price Road Frontage Road. Due to building code issues and interior property lines, the intent of this request is now to amend that plan of development by moving those buildings on Lot 3A north from the previous location. The requested building setback variances are typical within commercial centers where interior property lines exist. Although the required parking for the offices will be provided as common areas, shared by all of the condominium units, to meet the Ordinance as it relates to parking, Lot 4 will allocate parking for Lot 3 which is short 14 spaces within its boundaries. On site circulation and the ingress/egress from Baseline Road and Price Road Frontage Road appear to work well. One neighbor requested information about the proposed building heights but after finding out that the proposed building were only one story, no concerns were expressed. **On November 6, 2003, City Council introduced this request.**

- ATTACHMENTS:**
1. List of Attachments
 2. Comments
 - 3-4. Conditions of Approval
 - 4-5. History & Facts / Description
-
- A. Location Map
 - B. Letter of Explanation/Intent
 - C. Amended General and Final Plan of Development
 - D. Elevations, Offices
 - E. Floor Plan, Offices
 - F. Building Sections, Offices
 - G. Aerial Photo

COMMENTS: On December 10, 1992, City Council approved an Amended General and Final Plan of Development for a sports club, a restaurant, retail space, and medical offices. That approval included a Final Plan of Development for the Q-Sports Club only. The existing building of the health club is now named 24-Hour Fitness. Then on July 10, 2003, City Council approved an amendment to that plan and a Final Plan of Development for seven single story building consisting of 32,000 s.f. for medical offices.

Due to building code issues and interior property lines, the intent of this request is now to amend that plan of development by moving those buildings in Lot 3A north from the previous location.

Variances

The requested building setback variances are typical within commercial centers where interior property lines exist. The building setback required in the PCC-1 Zoning District is 40 feet for the side yards, rear yards, and 50 feet for the front yards. This type of building setback variance is a hardship for property owners. Planning staff always has supported these types of variances.

Site Circulation

On site circulation and the ingress/egress from Baseline Road and Price Frontage Road appear to work well. The primary entrances will be located along Baseline Road. One is an existing driveway located at the northwest corner of the site. The other one was previously approved at the north, near middle of the site, closer to the gas station. Another existing driveway is located at the southeast side of this site, Price Frontage Road, allowing right-in and right-out only. The previous plan also had a driveway at the east, near middle part of the site. This driveway would also allow right-in and right-out only.

Parking

Parking for the offices will be provided in common areas to be shared by all of the condominium units. But since Lot 3 is short in parking (14 spaces), the requested variance would allow Lot 4 to allocate parking spaces to Lot 3 which is not contiguous to Lot 4.

Public Input

Staff received phone call regarding this proposal but no concerns were expressed. One neighbor visited Development Services requesting information about the proposed building heights but after finding out that the proposed building were only one story, no concerns were expressed.

The existing use, the 24-Hour Fitness, should complement the proposed uses of general and medical offices, under this request. The building height of the single story office buildings should not create any concerns for single family property owners to the south or west of this site. Staff recommends approval subject to conditions. **Note: On November 6, 2003, City Council introduced this request.**

REASON(S) FOR

APPROVAL:

1. The Amended General and Final Plan of Development appears to meet the intent of the zoning ordinance, to function efficiently and should not create any detrimental effects to the adjacent properties/neighbors.
2. The proposed variances requested are a technicality and typical within commercial centers.

**CONDITION(S)
OF APPROVAL:**

1. a. The Public Works Department shall approve all roadway, alley, and utility easement dedications, driveways, storm water retention, and street drainage plans, water and sewer construction drawings, refuse pickup, and off-site improvements.
- b. Off-site improvements to bring roadways to current standards include:
 - (1) Water lines and fire hydrants
 - (2) Sewer lines
 - (3) Storm drains.
 - (4) Roadway improvements including streetlights, curb, gutter, bikepath, sidewalk, bus shelter, and related amenities.
- c. Fees to be paid with the development of this project include:
 - (1) Water and sewer development fees.
 - (2) Water and/or sewer participation charges.
 - (3) Inspection and testing fees.
- d. All applicable off-site plans shall be approved prior to recordation of Final Subdivision Plat.
2. a. All street dedications shall be made within six (6) months of Council approval **(June 4, 2004)**.
- b. Public improvements must be installed prior to the issuance of any occupancy permits. Any phasing shall be approved by the Public Works Department.
- c. All new and existing, as well as on-site and off-site, utility lines (other than transmission lines) shall be placed underground prior to the issuance of an occupancy permit for this (re)development in accordance with the Code of the City of Tempe - Section 25.120.
3. Should the property be subdivided, the owner(s) shall provide a continuing care condition, covenant and restriction for all of the project's landscaping, required by Ordinance or located in any common area on site. The CC&R's shall be in a form satisfactory to the Development Services Director and City Attorney.
4. No variances may be created by future property lines without the prior approval of the City of Tempe.
5. A valid building permit shall be obtained and substantial construction commenced within one year of the date of Council approval **(December 4, 2004)** or the variances shall be deemed null and void.
6. The applicant shall comply with all applicable state and federal laws regarding archeological artifacts on this site.
7. The applicant shall resolve all lighting and security details with the Planning and Crime Prevention Staff prior to the issuance of a building permit.

8. This Amended General and Final Plan of Development shall be put into proper engineered format with appropriate signature blocks and recorded with the Maricopa County Recorder's Office through the City of Tempe's Development Services Department **on or before December 4, 2004**. Failure to record the plan within one year of Council approval shall make the plan null and void.

HISTORY & FACTS:

- December 13, 1972. City Council approved a zoning change from AG to PSC-1 for a 10 acre parcel located at the southwest corner of Baseline and Price Roads.
- January 23, 1975. City Council approved the Final Plan of Development for Phase I for the Cardon Oil/Fast Gas located at the arterial corner.
- June 19, 1986. City Council approved an Amended General and Final Plan of Development for a shopping center and car wash on the balance of the site. Two use permits and four variances were involved in this request.
Note: This plan was not recorded and the approval lapsed.
- March 10, 1988. City Council approved an Amended General and Final Plan of Development for Los Fontanas Shopping Center.
Note: This project was not recorded and the approval lapsed.
- March 14, 1989. The Planning Commission approved an Amended General and Final Plan of Development for a U.S. Swim and Fitness Center at this location. Two use permits and 4 variances were included.
Note: This project was withdrawn prior to City Council.
- October 19, 1990. City Council approved an Amended General and Final Plan of Development for Texaco Service Station on the exception parcel of the immediate intersection of Price and Baseline Roads.
- December 10, 1992. City Council approved an Amended General and Final Plan of Development for Q- The Sports Club consisting of 61,179 s.f. on 8 net acres. A use permit and variance were included.
- January 17, 2002. The City Council approved a request by 24 Hour Fitness for a use permit to intensify the existing 44,374 s.f. health club use.
- May 21, 2003. The Design Review Board approved the site plan, elevations, and landscape plan, and the overall design of the seven proposed buildings.
- July 10, 2003. City Council approved an Amended General Plan of Development consisting of a 76,141 s.f. (44,374 s.f. health club, 31,767 s.f. for medical office) on 8.0 net acres, and Final Plan of Development for 31,767 s.f. of medical office space on 3.94 net acres.
- September 25, 2003. City Council approved a Horizontal Regime for Crossroads Professional Village consisting of 31,767 s.f. , seven (7) buildings.
- October 28, 2003. Planning Commission approved an Amended General Plan of Development consisting of a 76,141 s.f. (44,374 s.f. health club, 31,767 s.f. for medical office) on 8.0 net acres, and a Final Plan of Development for 31,767 s.f. of medical office space on 3.94 net acres, including three (3) variances.
- November 6, 2003. City Council introduced this request.

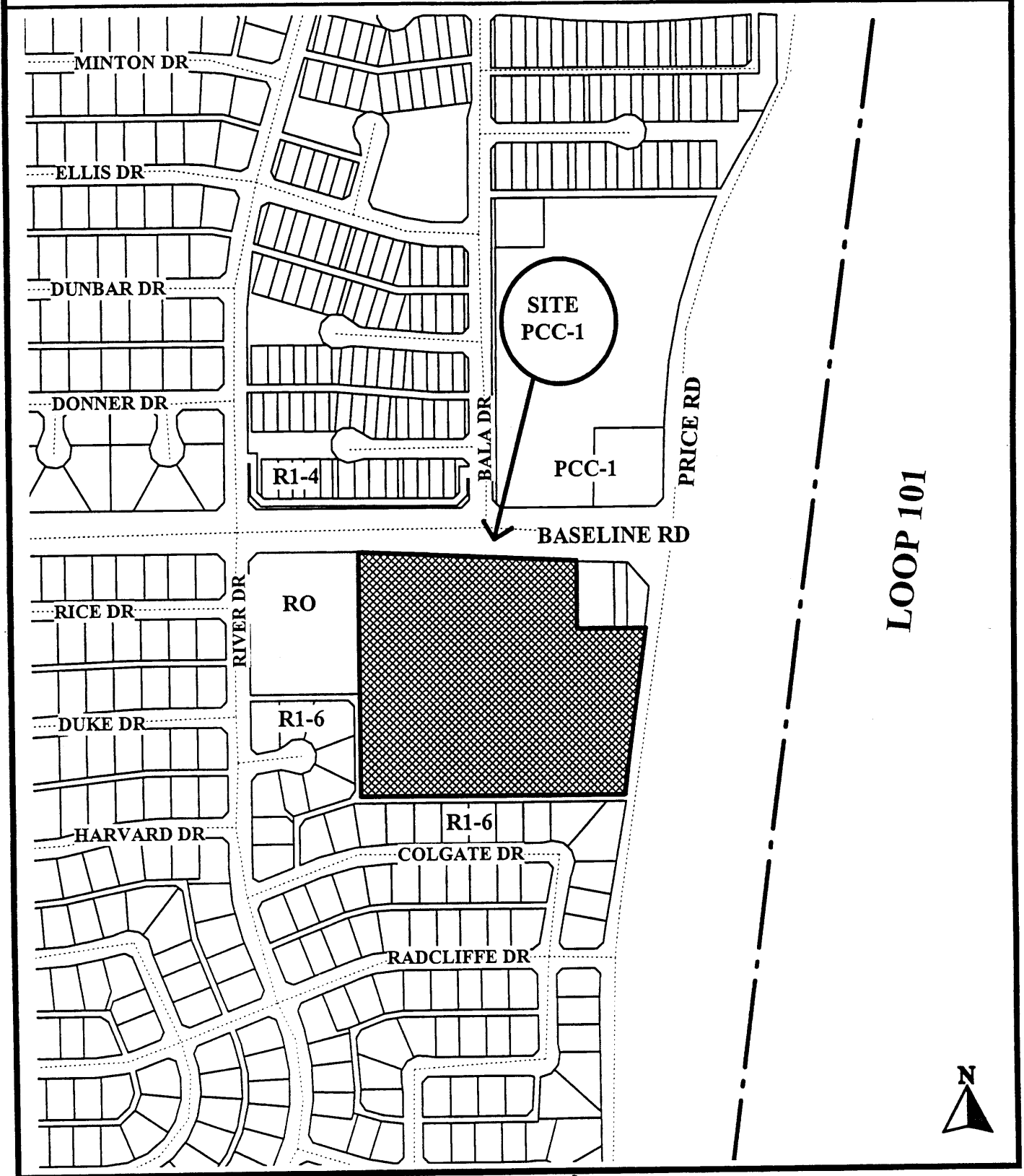
DESCRIPTION: Owner – UTAZ Development Corporation
Applicant – UTAZ Development Corporation, Steven Beck
Architect – Architecture Plus, LTD, Mark Fredstrom
Existing zoning – PCC-1
Total site area – 8.15 net acres
Total bldg. area – 81,950 s.f.
Lot coverage – 23%
Parking required – 447 spaces
Total Parking provided – 446 spaces
Bicycle parking required – 32 spaces
Bicycle parking provided – 32 spaces
Landscaping – 29.4%

Final Plan of Development (medical offices only)

Total site area – 3.94 net acres
Total bldg. area – 31,767 s.f.
Lot coverage – 18.5%
Parking required – 212 spaces
Total Parking provided – 219 spaces
Bicycle parking required – 11 spaces
Bicycle parking provided – 11 spaces
Landscaping – 22%

CROSSROADS PROFESSIONAL VILLAGE

SGF 2003.85



Location

A



September 26, 2003

Hector Tapia
Development Services Department
City of Tempe
31E. 5th Street
Tempe, Arizona 85282-5002

Re: Request for Technical Variance for Crossroads Plaza

Dear Mr. Tapia:

We hereby request an amended approval for a technical variance on the interior building set back lines for buildings D, & E. The request for this variance does not negatively impact the neighboring properties, as you will notice by our site plan. In essence this would reduce the minimum side yard building setback for (lot 3A) from 40 feet to 25'-8 1/2" on the south property line, and to 31'-9" on the north property line.

Thank you for your consideration in granting the requested technical variance. Please call me if you have any questions or need any additional information.

Sincerely,

A handwritten signature in cursive script that reads "St Beck".

Steven Beck

B



October 2, 2003

Hector Tapia
Development Services Department
City of Tempe
31E. 5th Street
Tempe, Arizona 85282-5002

Re: Request for Technical Variance for Crossroads Professional Village

Dear Mr. Tapia:

We hereby request approval for a technical variance to allow shared parking on a non contiguous lot. It is important to note that the approved plan exceeds the required parking ratio for medical standards. The attached site plan indicated the required and provided parking per lot.

Thank you for your consideration in granting the requested technical variance. Please call me if you have any questions or need any additional information.

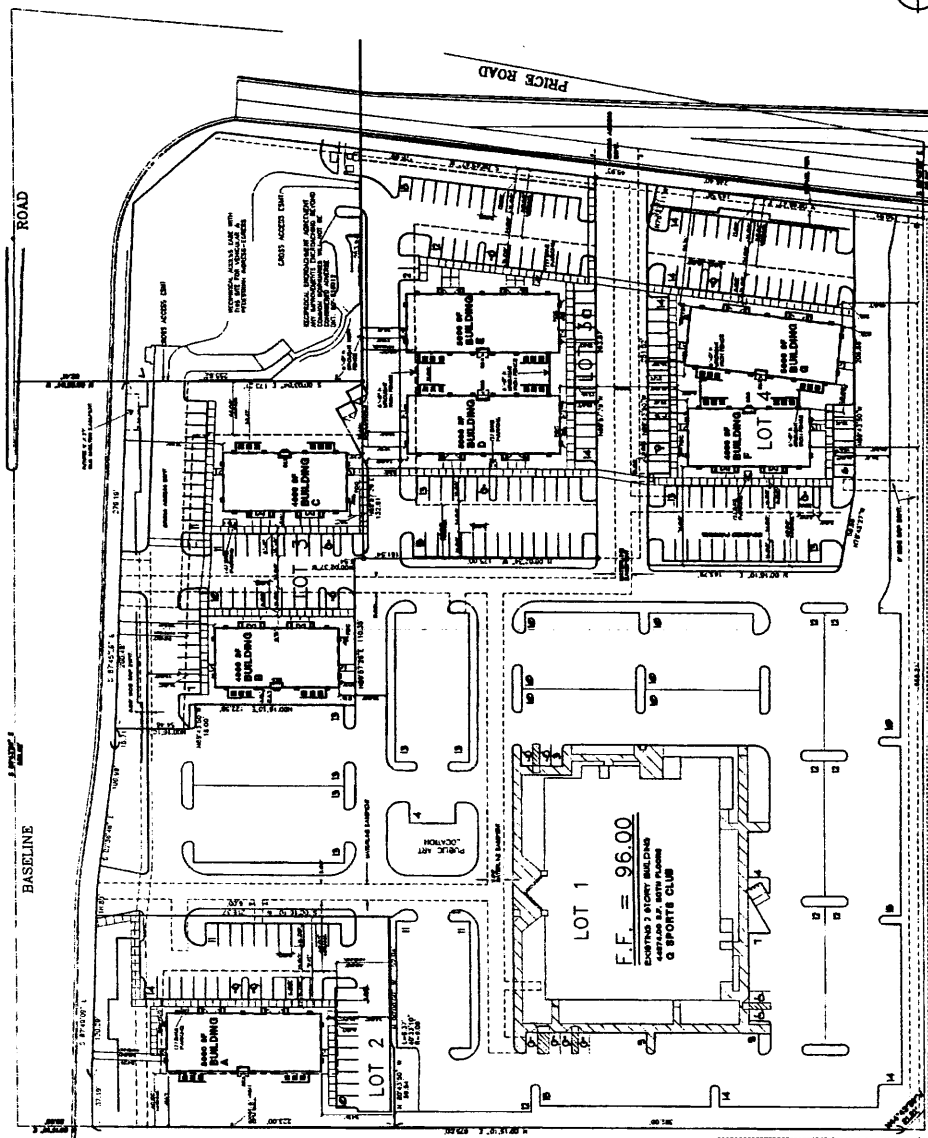
Sincerely,

A handwritten signature in black ink that reads "STE Beck".

Steven Beck

B₁

1 of 3



SUBMITTED BY:
 TALE DEVELOPMENT CORPORATION
 1000 N. 10TH ST., STE. 100
 TALE, AL 36688
 CONTACT: J. STEVEN BRICK
 1000 N. 10TH ST., STE. 100
 TALE, AL 36688
 PROJECT NAME:
 CROOKSHAW PROFESSIONAL VILLAGE
 SITE ADDRESS:
 SEE PROJECT INFORMATION
 PROPOSED USE:
 B-OFFICE SPACE
 ZONING:
 EXISTING: PDC-1
 PROPOSED: PDC-1
 CONSTRUCTION TYPE:
 TYPE II, IV, IMPROVED
 FULL RECONSTRUCTION
 BUILDING HEIGHT:
 1 STORY, 2 1/2-3

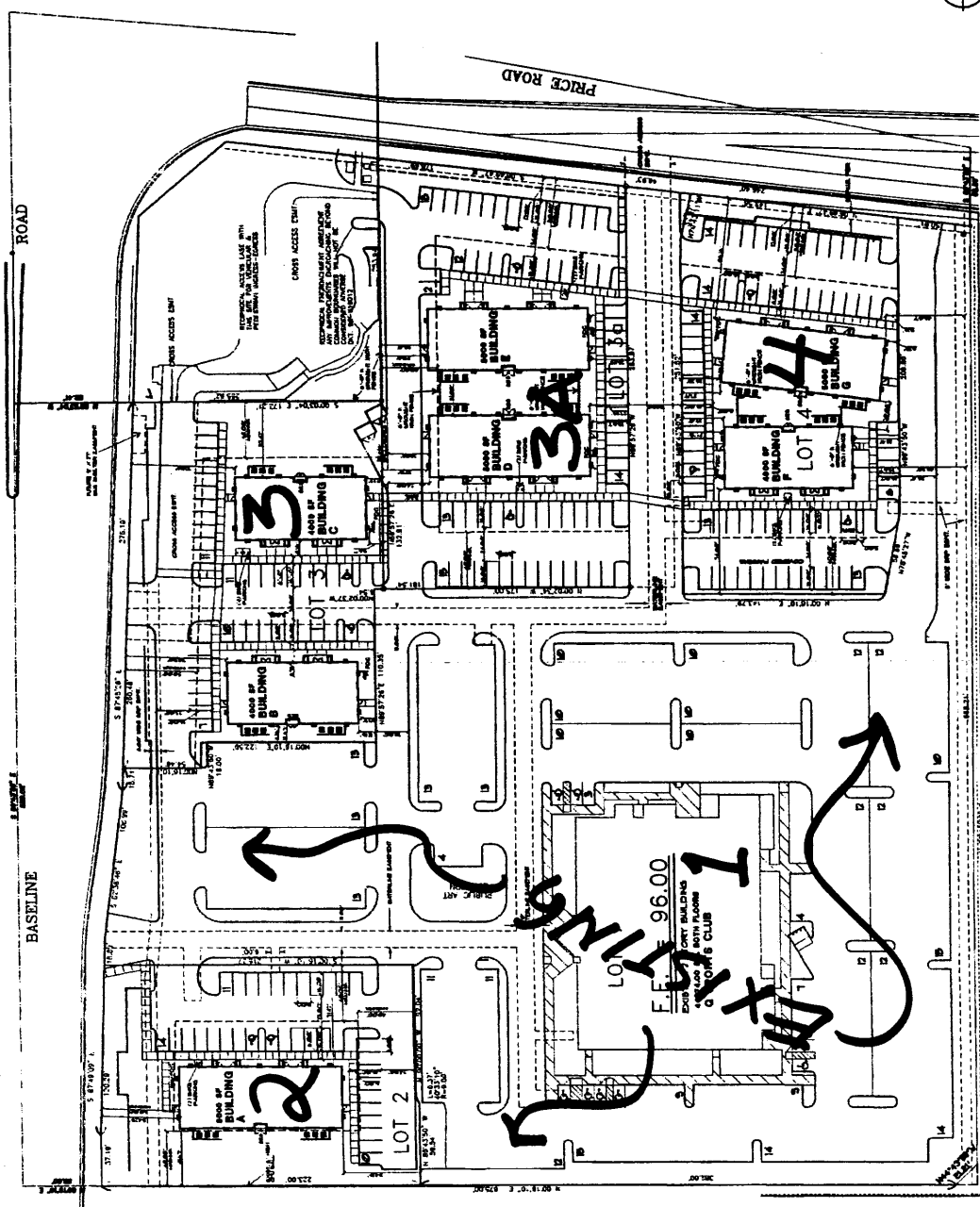


2 OF 3

SGF-2003.#05

SGF-2003.#05

C1



SUBMITTED BY:
 TIAL DEVELOPMENT CORPORATION
 3400 E. BASELINE RD., STE. 200
 PUEBLO, CO 81008
 (719) 241-1111
 (400) 774-2400

PROJECT NAME:
 CHROMACON PROFESSIONAL VILLAGE

SITE ADDRESS:
 3400 E. BASELINE RD.

USE PROJECT INFORMATION:
 PROPOSED USE:
 B-OFFICE SPACE

ZONING:
 B-1
 B-1.1
 B-1.2
 B-1.3
 B-1.4
 B-1.5
 B-1.6
 B-1.7
 B-1.8
 B-1.9
 B-1.10
 B-1.11
 B-1.12
 B-1.13
 B-1.14
 B-1.15
 B-1.16
 B-1.17
 B-1.18
 B-1.19
 B-1.20
 B-1.21
 B-1.22
 B-1.23
 B-1.24
 B-1.25
 B-1.26
 B-1.27
 B-1.28
 B-1.29
 B-1.30
 B-1.31
 B-1.32
 B-1.33
 B-1.34
 B-1.35
 B-1.36
 B-1.37
 B-1.38
 B-1.39
 B-1.40
 B-1.41
 B-1.42
 B-1.43
 B-1.44
 B-1.45
 B-1.46
 B-1.47
 B-1.48
 B-1.49
 B-1.50
 B-1.51
 B-1.52
 B-1.53
 B-1.54
 B-1.55
 B-1.56
 B-1.57
 B-1.58
 B-1.59
 B-1.60
 B-1.61
 B-1.62
 B-1.63
 B-1.64
 B-1.65
 B-1.66
 B-1.67
 B-1.68
 B-1.69
 B-1.70
 B-1.71
 B-1.72
 B-1.73
 B-1.74
 B-1.75
 B-1.76
 B-1.77
 B-1.78
 B-1.79
 B-1.80
 B-1.81
 B-1.82
 B-1.83
 B-1.84
 B-1.85
 B-1.86
 B-1.87
 B-1.88
 B-1.89
 B-1.90
 B-1.91
 B-1.92
 B-1.93
 B-1.94
 B-1.95
 B-1.96
 B-1.97
 B-1.98
 B-1.99
 B-1.100

SGF-2003.085

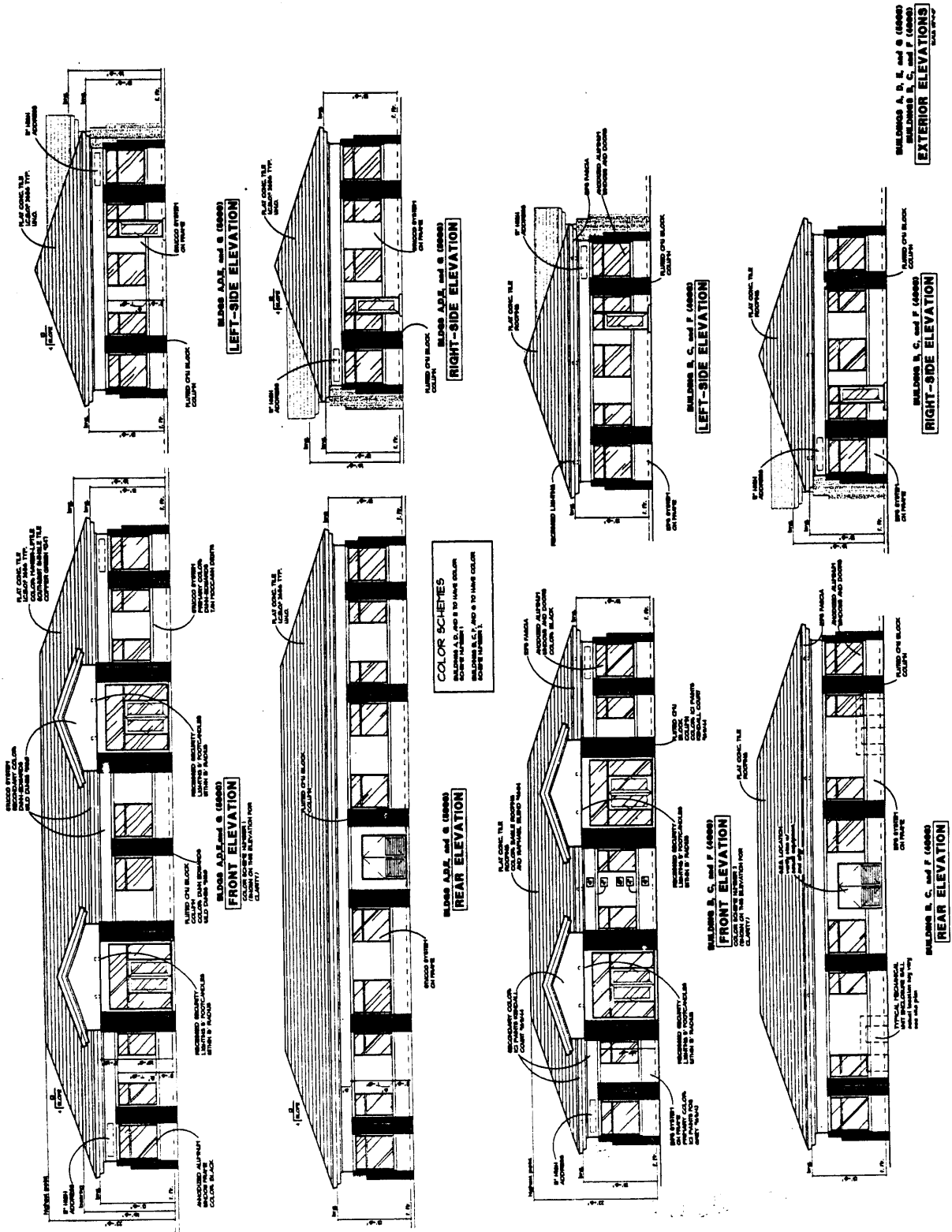


UNIVERSITY OF ARIZONA
ARCHITECTURAL SERVICES
1000 NORTH CENTRAL AVENUE
TAMPE, ARIZONA 85709
PHONE: (602) 243-7800

CROSSROADS PLAZA
PRICE-BASELINE
architecture plus, ltd.
1000 NORTH CENTRAL AVENUE
TAMPE, ARIZONA 85709
PHONE: (602) 243-7800

2
Drawn by: DCS
Date: 08-09-09
Checked by: JMB
Reviewed by: JMB

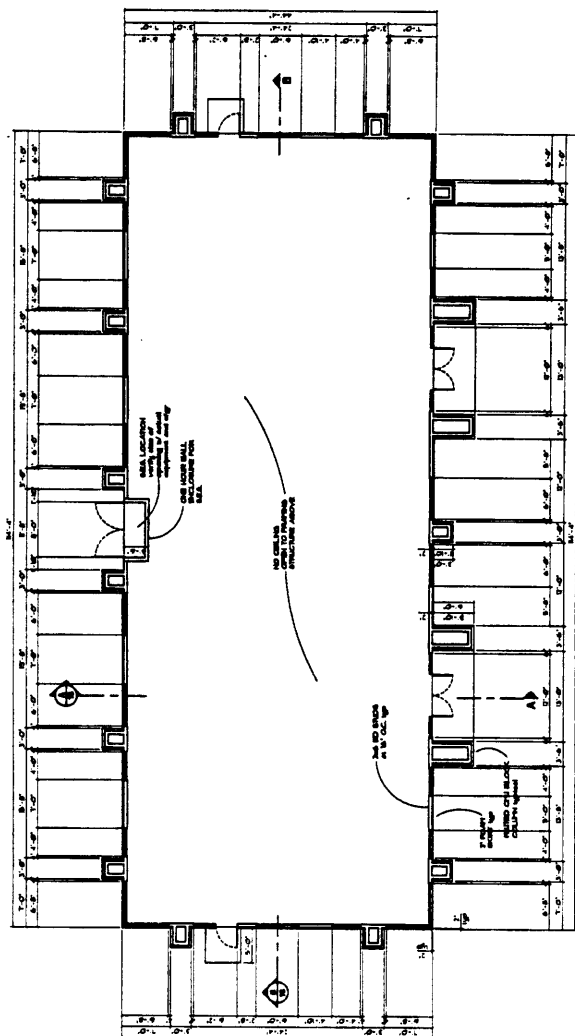
3
to 3



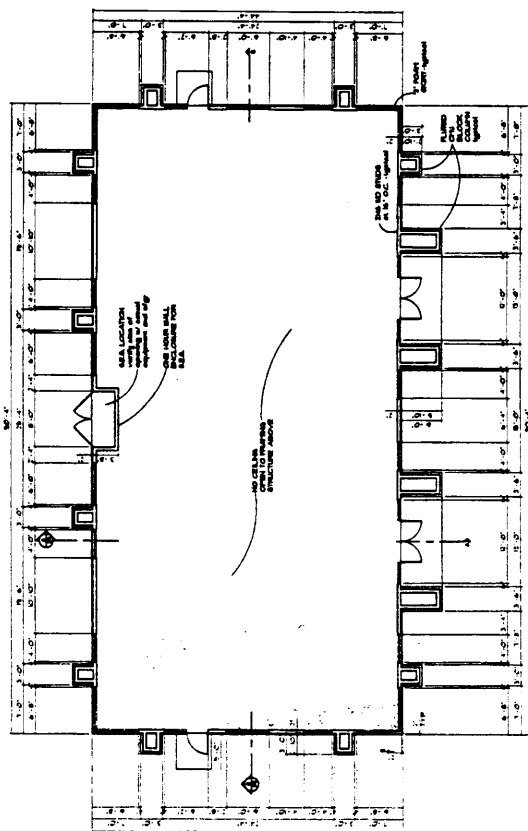
D



FLOOR PLAN

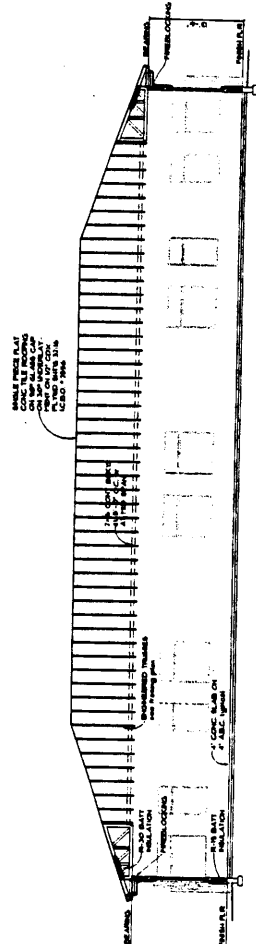


**BUILDINGS B, C, AND F
FLOOR PLAN**

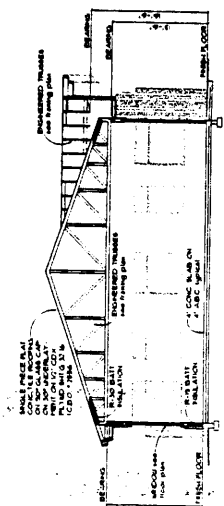
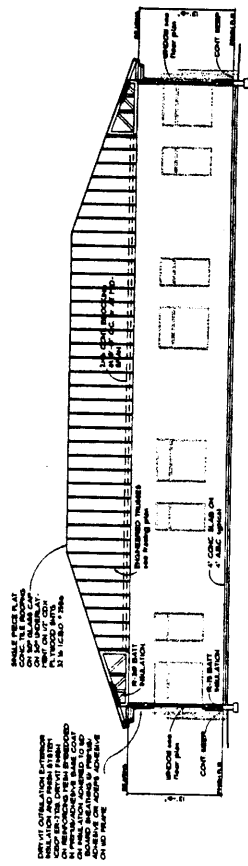


E

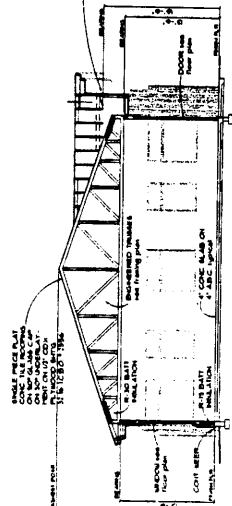
BUILDING SECTIONS



SECTION B

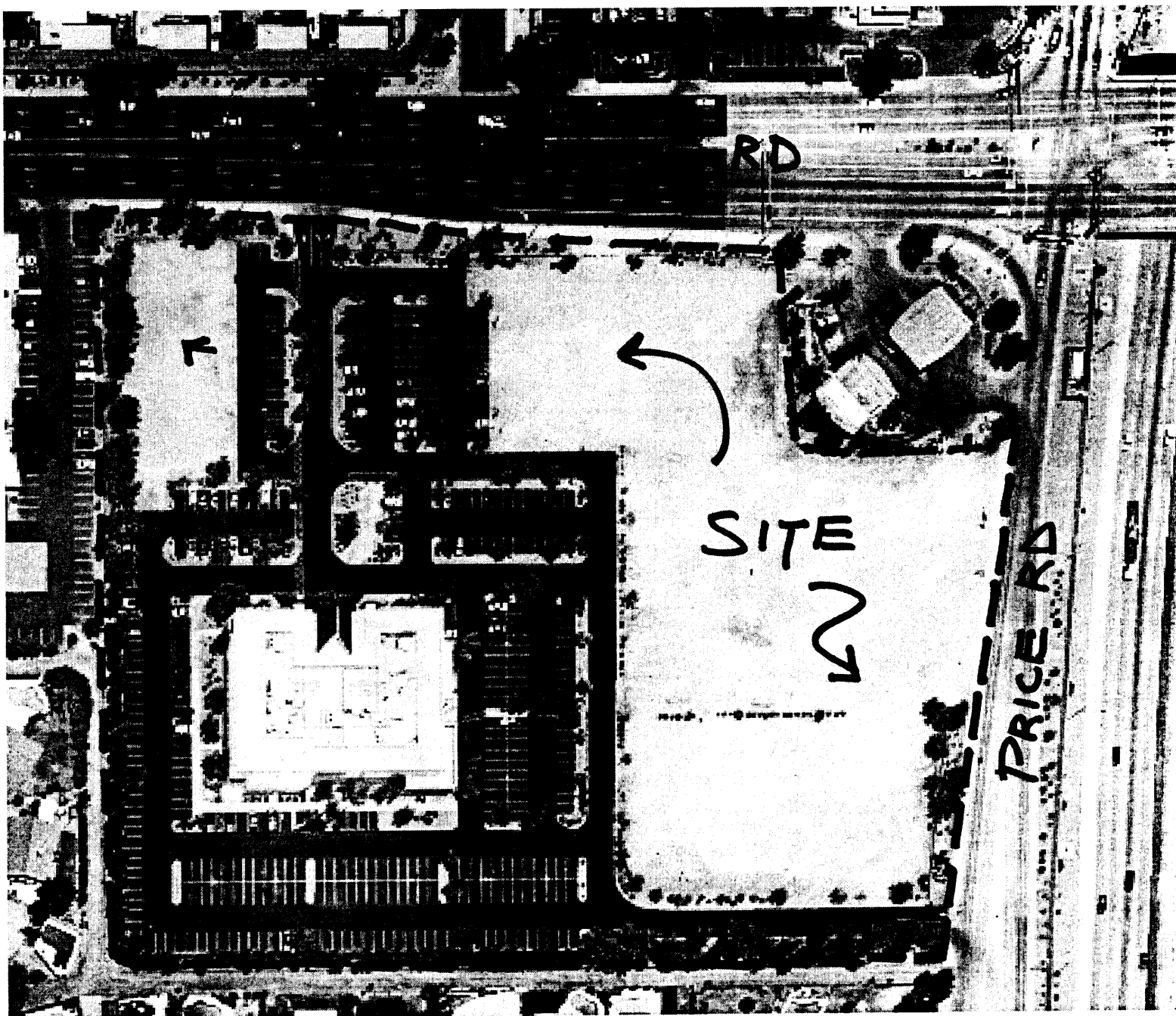
Bldg's A, D, E, & G
SECTION A

SLUG'S B, C, & F
SECTION B



SLDG'S B, C, & F
SECTION A

F



G